

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning - Nellore Municipal Corporation – Change of land use from Residential use zone to Commercial use in Sy.Nos. CAS.Nos.650/1, 650/2, 651 and 652, Plot Nos. 558 & 562 of L.P.No.101/95 near D.No.23/1490, Magunta Lay-out, Nellore to an extent of 1492.38 Sq.Mtrs. - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 410

Dated the 26th day of June, 2009.

Read the following :-

1. G.O.Ms.No.969 MA., dated 21.11.1978.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7670/2008/G, dated 27.9.2008.
3. From the applicant, representation together with its enclosures dated nil.
4. Government Memo. No.16328/H1/2008-1, MA&UD Department, dated 27.1.2009.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7670/2008/G, dated 28.3.2009.
6. Government Memo. No.16328/H1/2008-2, MA&UD Department, dated 29.4.2009.
7. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7670/2008/G, dated 11.5.2009.
8. Government Memo. No.16328/H1/2008-3, MA&UD Department, dated 29.5.2009.
9. From the Commissioner of Printing, A.P., Extraordinary Gazette No.260, Part-I, dated 3.6.2009.

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ORDER :-

The draft variation to the Nellore General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 969 MA., dated 21.11.1978 was issued in Government Memo. No.16328/H1/2008-3, MA&UD Department, dated 29.5.2009 and published in the Extraordinary issue of A.P. Gazette No.260, Part-I, dated 3.6.2009. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Nellore Municipal Corporation in his letter dated 7.2.2009 has informed that the applicant has paid an amount of Rs.1,19,440/- (Rupees one lakh nineteen thousand four hundred and forty only) towards conversion charges for the proposed change of land use, as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. C.V.S.K. SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning,

The Commissioner, Nellore Municipal Corporation, Nellore District.

Copy to:

The individual through the Nellore Municipal Corporation, Nellore District.

The District Collector, Nellore District.

The Private Secretary to Minister for MA&UD.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

(P.T.O.,)

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nellore Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 260, Part-I, dated 3.6.2009, as required by clause (b) of the said section.

VARIATION

The site in Sy.Nos.CAS.Nos.650/1, 650/2, 651 and 652, Plot Nos. 558 & 562 of L.P.No.101/95 near D.No.23/1490, Magunta Lay-out, Nellore to an extent of 1492.38 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Nellore Town sanctioned in G.O.Ms.No.969 MA., dated 21.11.1978, is designated for Commercial use, by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP No.1/2009, which is available in Municipal Office, Nellore Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicants shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval of competent authority for any type of development in the site.
8. The applicant shall obtain approval of sub-division of Plot No.562 from the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Plot Nos.559 and 563 of L.P.No.101/95.
East	:	100 feet wide mini bye pass road and 40 feet wide layout road.
South	:	Plot No.557 and part of Plot No.562 of L.P.No.101/95.
West	:	40 feet wide layout road.

**Dr. C.V.S.K. SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER